




2 Swan Place
Westerham, Kent TN16 1UF

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An exclusive, light and spacious town house within a private gated development in Westerham

A striking modern home occupying an end-of-terrace position. The property is set in the sought-after and picturesque village of Westerham, moments from the charming High Street and with stunning rolling countryside on its doorstep. Inside is well-appointed accommodation with understated contemporary styling throughout.



2 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGING



SPLIT LEVEL GARDEN



FREEHOLD



RURAL/VILLAGE



2,093 SQ FT



**GUIDE PRICE
£1,100,000**



The property

This stylish contemporary home provides over 2,000 sq. ft of beautifully designed accommodation, featuring modern décor and high-quality fittings across four light-filled levels.

The main entrance is accessed via steps to the elevated ground floor, with the hallway leading to the 23ft sitting room across the back of the house. This light and open reception room has wooden flooring, a feature fireplace and bi-fold doors opening onto the rear garden. Also on the ground floor, the kitchen and breakfast room features modern wooden fitted units, integrated appliances including a double oven and a gas hob with an extractor hood, as well as sliding glass doors opening to a Juliet balcony. The utility room is found on the lower ground floor and offers further useful storage and space for home appliances.

The first floor features a family bathroom and three well-presented bedrooms, one of which is ideal for use as a study, nursery or dressing room. The two first-floor double bedrooms both feature Juliet balconies,

with the rear bedroom also benefitting from an en suite shower room. On the second floor there are a further two double bedrooms with vaulted ceilings, air conditioning and including the principal bedroom with its walk-in wardrobe, en suite bathroom and west-facing private balcony looking out across the treetops.

Outside

The development is accessed via security gates, which open onto a shared driveway. Parking is available for two vehicles, including in the integrated garage and on a space in front of the garage. Steps lead to the front entrance, with an attractive terraced bed built into the staircase, featuring various shrubs. At the rear, the split-level garden includes an area of timber decking across the back of the house, which is ideal for al fresco dining. Steps lead down to a low-maintenance area of artificial turf lawn, with border beds and contemporary Venetian slatted fencing. Mature woodland beyond the end of the garden creates a feeling of peace and seclusion.



Location

The picturesque village of Westerham lies just a few miles from the highly sought-after town of Sevenoaks, surrounded by the rolling countryside of the Kent Downs Area of Outstanding Natural Beauty. Westerham boasts a range of day-to-day amenities and shops, while Sevenoaks itself has an excellent range of high street and boutique shops, bars and restaurants.

The town is home to several first-class schools, including the independent Sevenoaks School, while reputable, outstanding-rated grammar schools can be found in nearby Tonbridge.

Sevenoaks has a variety of excellent golf courses – including the renowned parkland course at Knole – a leisure centre, and a vibrant theatre among a wealth of other attractions.

The location is extremely convenient for connections to London, with Sevenoaks mainline station providing fast and efficient services to London Bridge (24

minutes) and London Cannon Street (32 minutes). Westerham also offers easy access to the A21, and the M25, M20 and M26 motorways.



Distances

- Oxted 3.5 miles
- Sevenoaks 5.5 miles
- Orpington 8.5 miles
- Bromley 11.5 miles
- Tonbridge 13.5 miles
- Royal Tunbridge Wells 16 miles

Nearby Stations

- Oxted
- Hurst Green
- Sevenoaks
- Edenbridge

Key Locations

Chartwell (Former home of Winston Churchill)
Kent Downs National Landscape
Royal Tunbridge Wells (historic spa town)
London Biggin Hill Airport
Gatwick Airport

Nearby Schools

Churchill Church of England Voluntary Controlled Primary School
Crockham Hill Church of England Voluntary Controlled Primary School
Limpsfield CofE Infant School
Tatsfield Primary School
Radnor House Sevenoaks
Sundridge and Brasted Church of England Voluntary Controlled Primary School
Ide Hill Church of England Primary School
Hazelwood School
Hurst Green Infant School
Oxted School



Floorplans

House internal area 2,093 sq ft (194 sq m)

For identification purposes only.

Directions

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General

Local Authority: Sevenoaks District Council

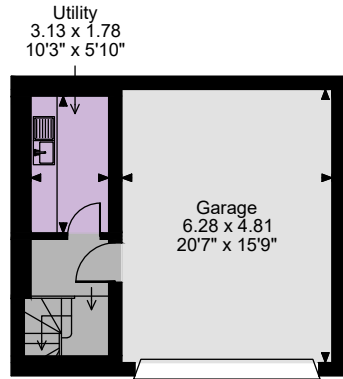
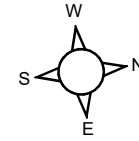
Services: Mains electricity, gas, water and drainage

Council Tax: Band G

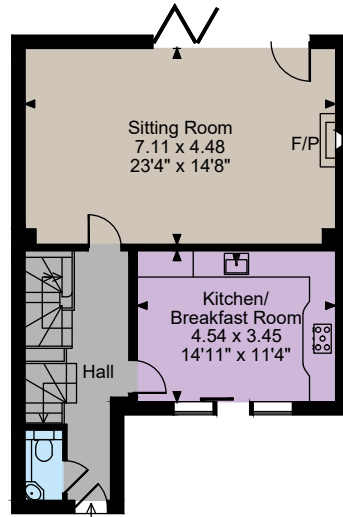
EPC Rating: C

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

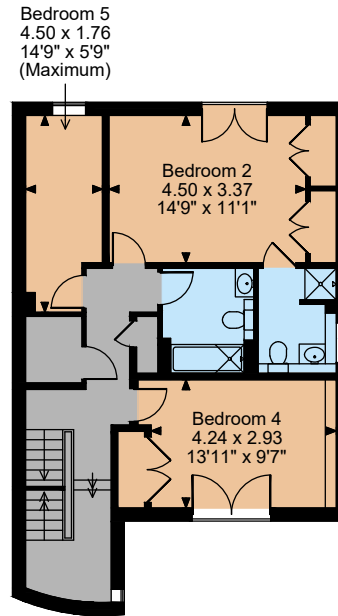
Tenure: Freehold



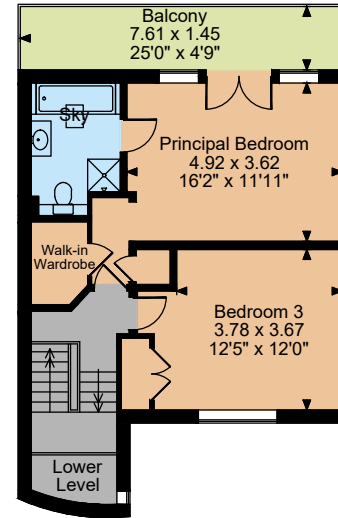
Basement



Ground Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

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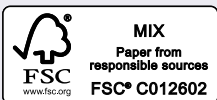
Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

01732 459900

sevenoaks@struttandparker.com

struttandparker.com



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